

LAND USE PERMIT APPLICATION



CITY OF
ISSAQUAH
DEVELOPMENT SERVICES

1775 - 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

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This Section For Staff Use Only	
Permit Number: <u>PRE13-00010</u>	Date Received: <u>JUL 18 2013</u>
Staff Contact: _____	City of Issaquah

Type of Application: Pre-application Conference

PROJECT INFORMATION

Name of Project (if applicable): BDR Issaquah I
Project Site Address: 290 NW Dogwood St., Issaquah, WA 98027
Parcel Number: _____

OWNER

Name: BDR Issaquah I LLC
Address: 800 Bellevue Way NE Suite 400, Bellevue, WA 98004
Phone: 425 894 8940 Email: Bob@BDRland.com

APPLICANT

Name: Same as Owner
Address: _____
Phone: _____ Email: _____

CONTACT

Name: Bob Ehrlichman
Address: 800 Bellevue Way NE, Suite 400, Bellevue WA 98004
Phone: 425 894 8940 Email: Bob@BDRland.com

PROPOSED PROJECT DESCRIPTION

Please provide a brief description of the project. (Use an additional sheet of paper, if necessary.)

I certify (or declare) under penalty of perjury under the laws of the State of Washington that all application information, including plans and reports, are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: B. Ehrlichman Date: 7/18/2013

PROJECT SITE INFORMATION

Legal Description: (Use an additional sheet of paper, if necessary.)

Zoning Designation: MF-M
Land Use Designation: Single Family
Subarea Designation: _____
Shoreline Designation, if applicable: N/A
Existing Land Use: existing SF
Adjacent Land Uses
North: MF Residential
South: SF Residential
East: MF Residential
West: MF Residential
Acreage in square feet: 11,610 SF

Does the site contain any of the following environmentally critical areas? Check all that apply.

- | | |
|--|--|
| <input type="checkbox"/> Flood Hazard Area | <input type="checkbox"/> Landslide Hazard Area |
| <input type="checkbox"/> Streams | <input type="checkbox"/> Wetlands |
| <input type="checkbox"/> Steep Slope Hazard Area | <input type="checkbox"/> Coal Mine Hazard Area |

PROPOSED DEVELOPMENT STATISTICS

Proposed Land Use: Demolish existing SF structure & Garage and constr
Density (multifamily only): _____
Impervious Surface Ratio: 50%
Pervious/Landscaping/Open Space Provided (in square feet): _____
Maximum Proposed Building or Structure Height: 35'
Total Proposed Building Square Footage (Gross Area): 2200^{sq} ft x 3
Proposed Setbacks
Front: 10'
Rear: 20'
Side: 7'
Parking Spaces Provided: 2 @ x 3 = 6

NARRATIVE FOR
290 NW Dogwood
Issaquah, WA 98027
July 17, 2013

Owner: BDR ISSAQUAH I LLC

Address: 800 Bellevue Way NE Suite 400
Bellevue, WA 98004

Phone: 425-894-8940

Building Site Address: 290 NW Dogwood, WA 98027

Legal Description: Parcel # 2824069043

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Project Proposal: Demolish one existing residence and one existing garage and build 3 new single family residences, fee simple.

Existing Structures on Property: One existing residence. One existing garage.

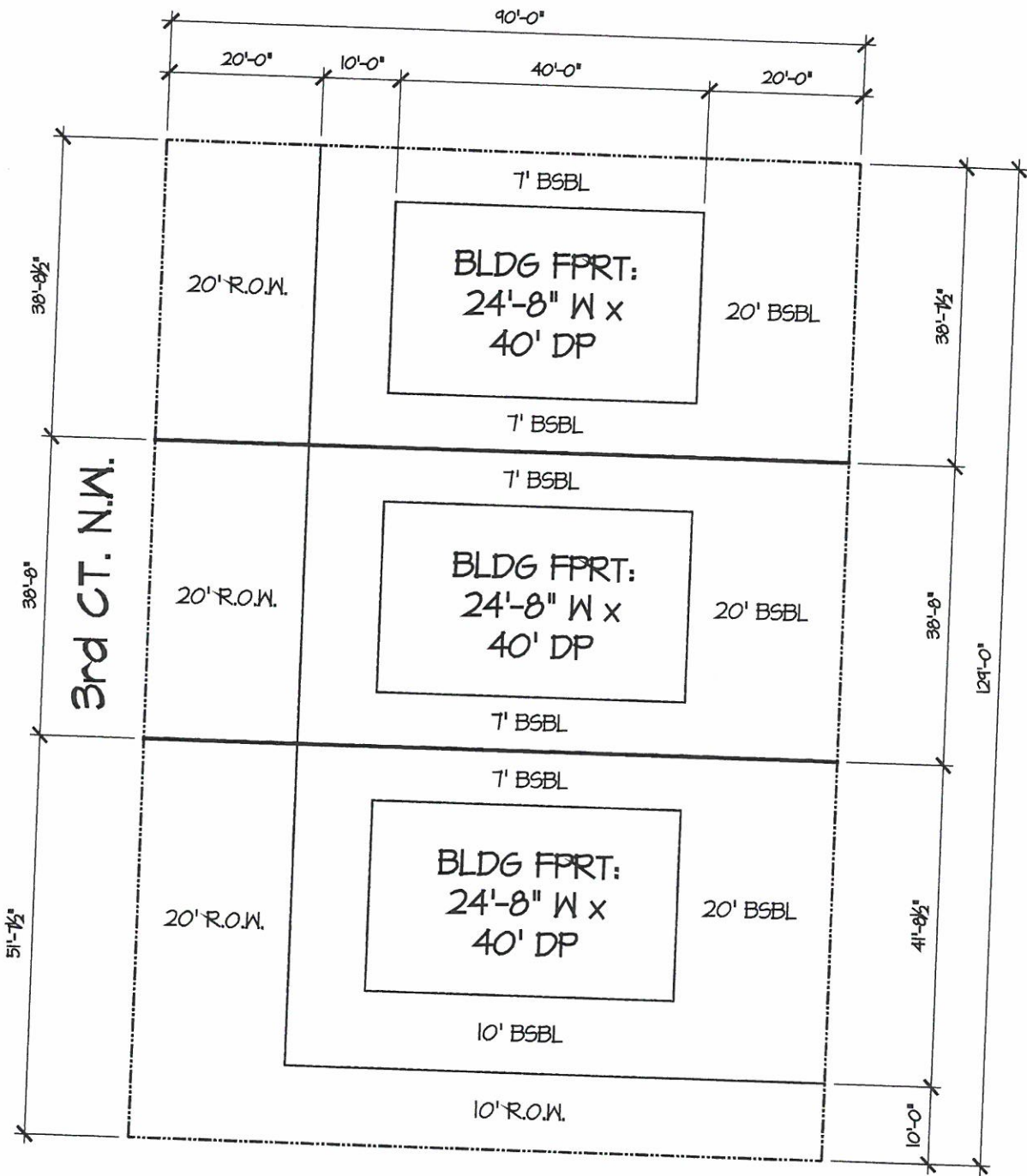
Topography: Property is level.

Easements: N/A

Critical Areas: N/A

Adjacent property uses: To the north – Multifamily/Residential.
To the east – Multifamily/Residential
To the South – SF/Residential
To the West – Multifamily/Residential

Indication of Water and Sewer availability: In talking to an Issaquah planner – there is sewer and water out on NW Dogwood that should be able to serve these 3 proposed lots.



S.E. 76th ST.



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